

Before the Board of Zoning Adjustment, D. C.

Application No. 11958, of the George Washington University, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the establishment of a parking lot, continuation of University Offices, and continuation of two (2) parking lots, as provided by Section 3101.46 of the Regulations, in the R-5-C Zone, at 2144 Eye Street, N. W., known as Lot 822, Square 77, at 2140 Eye Street, N. W., known as Lot 824, Square 77, at 2130-2138 Eye Street, N. W., known as Lot 859, Square 77, at 2125-2147 H Street, N. W. and 801-825 22nd Street, N. W., known as Lot 861, Square 77.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicant proposes to establish a new parking lot and continue use of two (2) previously approved parking lots and University Offices in the R-5-C Zone.

2. The proposed uses are interim uses under the approved Campus Master Plan. Said Plan requires 2,800 to 3,000 parking spaces and Applicant can provide approximately 2,800 spaces including the subject parking lots to accommodate staff, students and faculty.

3. Applicant proposes to continue the uses previously approved in the following BZA Orders:

- a) 2140 Eye Street, N. W. approved in B.Z.A. Order No. 10458. Certificate of Occupancy B75469, for use of the first (1st) and second (2nd) floors as University Offices and the basement for storage, expired August 27, 1975.
- b) 2130-2138 Eye Street, N. W., formerly known as Lots 825-829, Square 77, as approved in B.Z.A. Order No. 10458. Certificate of Occupancy B75468 expired August 27, 1975.
- c) 2125-2147 H Street, N. W. and 801-825 22nd Street, N. W., formerly known as Lots 39, 42-45, 850, 851, Square 77, as approved in B.Z.A. Orders No. 10458, 10533. Certificate of Occupancy B75464 expired August 27, 1975.

4. The staff report of the Zoning Services Division of the Municipal Planning Office dated July 10, 1975 and subsequent testimony at public hearing recommended approval of the application. The approval was based upon the Applicant's need to use subject spaces to meet the parking requirements of the Campus Master Plan. This includes the new parking lot to be established at 2144 Eye Street, N. W. which will help augment the existing parking. All of the uses are within the Campus Master Plan and the conditions have remained substantially unchanged for the previous five (5) years.

5. The written report of the National Capital Planning Commission dated June 13, 1975 recommended approval of the application based upon the following:

- a) that the uses are consistent with the University Campus Plan and are not objectionable because of noise, traffic, number of students, or other objectionable conditions.
- b) that the uses are not inconsistent with the Comprehensive Plan of the National Capital Planning Commission.

6. The Department of Highways and Traffic in its written report dated May 29, 1975 offered no objection to the Application.

#### CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board finds that the establishment of the new parking lot and continuance of the two (2) existing parking lots and the University Offices are consistent with the approved Campus Master Plan and will have no detrimental effects upon the neighboring property. The proposed uses are in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

#### ORDER:

It is hereby ordered that the application for continued use of the structure located at 2140 Eye Street, N. W. for University Offices and storage be GRANTED. It is further ordered that the application for establishment of a parking lot and continuation of two (2) other parking lots be CONDITIONALLY GRANTED for three (3) years as follows:

- a) Permits shall issue for a period of three (3) years but shall be subject to renewal within the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.
- b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e) No vehicle or any part thereof shall be permitted to project over any lot or building line or over the public space.

f) All parts of the lot shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

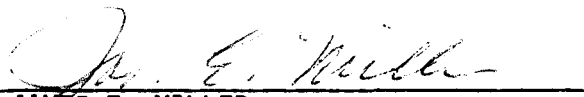
h) Any lighting used to illuminate the parking lot or any accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i) Maintenance and service vehicles up to 1½ tons in weight, recreational vehicles and pick-up trucks of students, faculty and staff, provided they are no larger than the normal size of parking spaces (9' X 19') shall be permitted to park on the subject property.

VOTE: 4-0 (Lilla Burt Cummings, Esq. not voting after not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER: 10/3/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.